



VENTURE

TITLE & ESCROW

Q1 | 2026

**TREASURE VALLEY
RESIDENTIAL
MARKET REPORT**

FOR ADA & CANYON COUNTIES

www.ventureidaho.com



RESIDENTIAL MARKET COUNTY SNAPSHOT

Q1 | 2026

ADA

ANNUAL QUARTERLY

CANYON

ANNUAL QUARTERLY

		\$550,000	NEW HOME MEDIAN PRICE	\$454,990		
		\$525,000	EXISTING HOME MEDIAN PRICE	\$400,000		
		-0.93%	TOTAL MARKET YOY PRICE CHANGE	2.14%		
		79	NEW HOME AVERAGE DAYS ON MARKET	82		
		40	EXISTING HOME AVERAGE DAYS ON MARKET	46		
		1,934	TOTAL MARKET TRANSACTIONS	996		



RESIDENTIAL MARKET CITY SNAPSHOT

Q1 | 2026

BOISE

\$530,000

Median Home Price Q1 2026

-0.9% YoY Price Change	641 Transactions
342 Pending Sales	340 Current Inventory
\$317 Price per SqFt	28 Avg DOM

MERIDIAN

\$530,000

Median Home Price Q1 2026

0.0% YoY Price Change	688 Transactions
505 Pending Sales	414 Current Inventory
\$270 Price per SqFt	42 Avg DOM

EAGLE

\$844,150

Median Home Price Q1 2026

0.6% YoY Price Change	183 Transactions
174 Pending Sales	255 Current Inventory
\$345 Price per SqFt	43 Avg DOM

STAR

\$595,000

Median Home Price Q1 2026

-0.1% YoY Price Change	174 Transactions
177 Pending Sales	171 Current Inventory
\$271 Price per SqFt	43 Avg DOM

CALDWELL

\$337,990

Median Home Price Q1 2026

-15.3% YoY Price Change	304 Transactions
236 Pending Sales	200 Current Inventory
\$236 Price per SqFt	46 Avg DOM

NAMPA

\$418,513

Median Home Price Q1 2026

-0.4% YoY Price Change	539 Transactions
380 Pending Sales	402 Current Inventory
\$245 Price per SqFt	45 Avg DOM

RESIDENTIAL MARKET SUMMARY

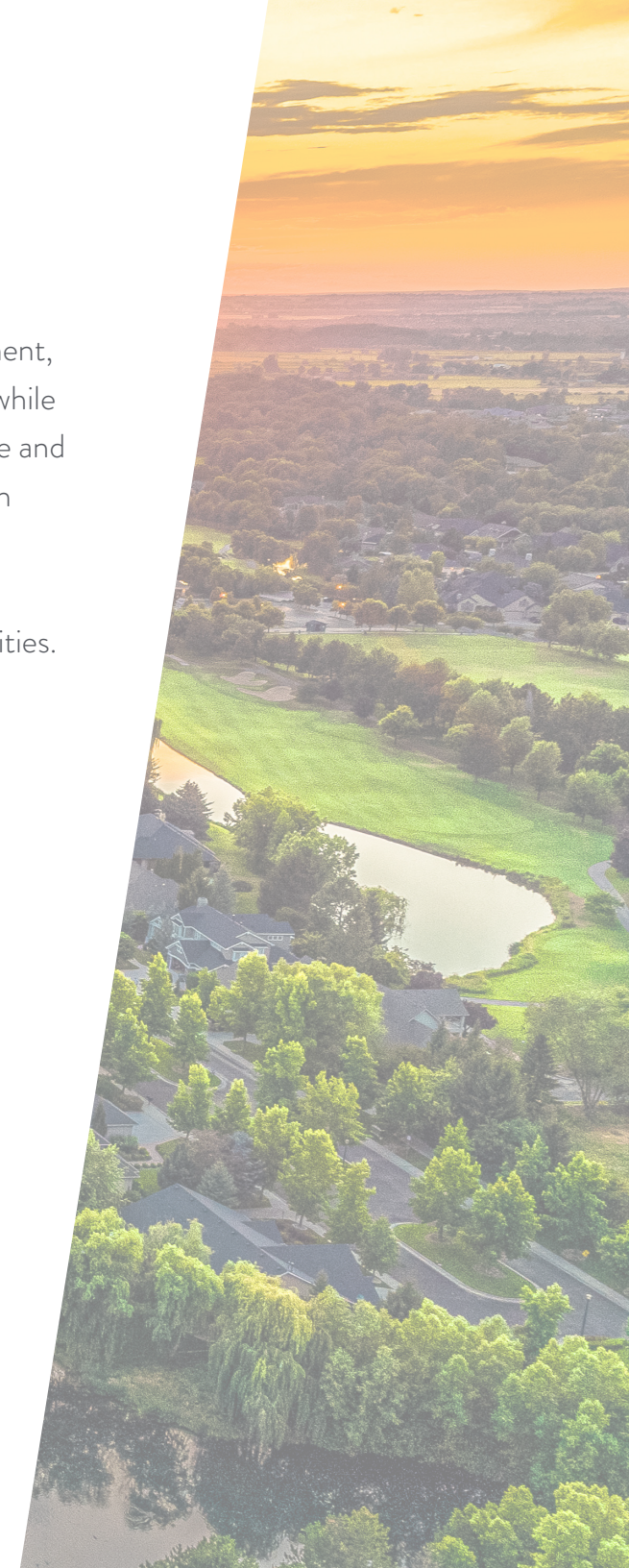
Q1 | 2026

RESIDENTIAL

The Treasure Valley residential market in Q1 2026 showed a steady and more balanced environment, with increased inventory across much of Ada and Canyon Counties giving buyers more choices while keeping prices relatively stable. Demand remained healthy, supported by solid transaction volume and pending sales, especially in core markets like Boise, Meridian, and Nampa. Higher-end areas such as Eagle continued to command premium pricing, while Canyon County communities remained attractive for affordability-minded buyers. Homes generally took longer to sell than in past peak years, reflecting a shift toward more normal market conditions and greater negotiation opportunities. Overall, the region remains one of the most desirable housing markets in Idaho, with continued activity, stable values, and improving opportunities for both buyers and sellers.

LAND

The Treasure Valley land and lot market remained steady, with strong development activity and continued builder demand. Lot submissions, recorded lots, and permits stayed healthy overall, signaling confidence in future growth across Ada and Canyon Counties. Lot sales also trended upward, showing builders continue to actively acquire inventory to meet ongoing housing demand. Overall, the market reflects stable expansion and indicates continued long-term investment in the region.

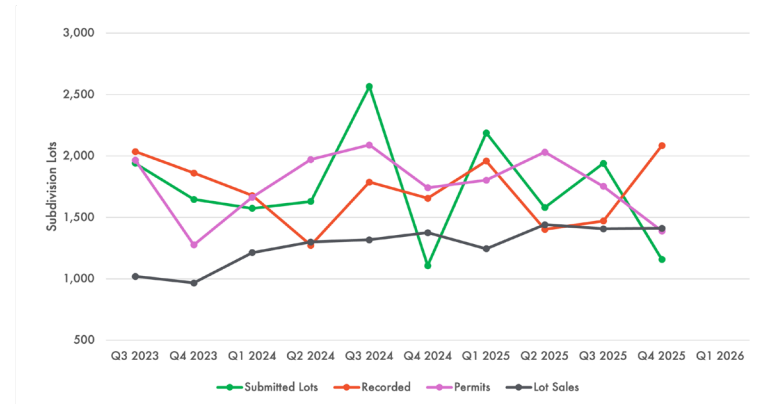


RESIDENTIAL NEW CONSTRUCTION

Q1 | 2026

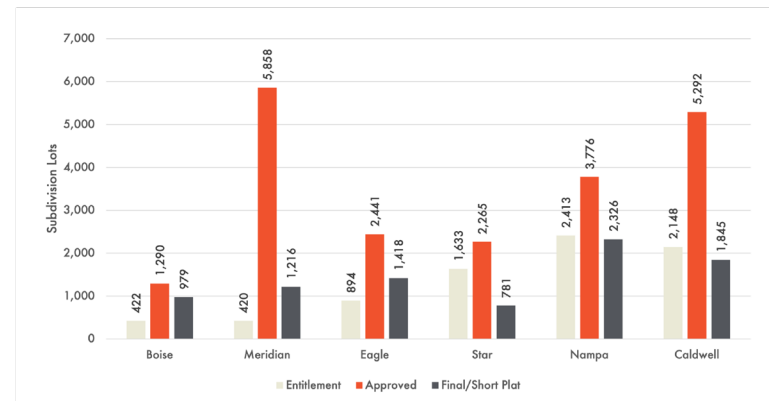
PLAT TRENDS

The plats market also points to a healthy future pipeline, with developers continuing to advance new communities through entitlement and recording stages. Activity levels indicate strategic investment rather than speculative overbuilding, a positive sign for market stability. As population growth and housing demand persist, current plat trends suggest the Treasure Valley is positioning itself for continued expansion in the quarters ahead.



LOT TRENDS

The Treasure Valley lot market continued to show encouraging momentum in Q1, with builders remaining active in securing inventory for upcoming construction cycles. Demand for finished lots appears steady, signaling continued confidence in the region’s ability to absorb new housing supply. While broader housing conditions have normalized, builder activity suggests long-term optimism remains intact, particularly in growth corridors across Ada and Canyon Counties.



Data as of 2/17/26



MERIDIAN
1800 S. Bonito Way
Suite 200
Meridian, Idaho 83642
208.515.7740

NAMPA
16231 N. Brinson Street
Suite 150
Nampa, Idaho 83687
208.515.7760

DOWNTOWN BOISE
1649 Shoreline Drive
Suite 203
Boise, Idaho 83702
By appointment only

ESCROW OFFICERS



AMY ANDERST
amy.anderst@ventureidaho.com
208.515.7754



BETH MYERS
beth.myers@ventureidaho.com
208.515.7762



CHRISTY GERBER
christy.gerber@ventureidaho.com
208.515.7751



JUSTIN ROBERTSON
justin.robertson@ventureidaho.com
208.515.7756



TYLER PORTER
tyler.porter@ventureidaho.com
208.515.7771

SALES EXECUTIVES



CHRIS ZENNER
chris.zenner@ventureidaho.com
208.841.8831



LARISSA WEGNER
larissa.wegner@ventureidaho.com
208.350.8578



RYAN MURKLE
ryan.murkle@ventureidaho.com
208.921.6418



SCOTT RYAN
scott.ryan@ventureidaho.com
208.789.7723



TYLER GUSTAFSON
tyler.gustafson@ventureidaho.com
208.995.3771

DELIVERING A CUSTOMER EXPERIENCE THAT IS
SIMPLE, PREDICTABLE, AND PERSONAL.